

Message Text

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PAGE 01 SANA 02272 171359Z

47

ACTION NEA-10

INFO OCT-01 ISO-00 FBOE-00 A-01 L-03 ABF-01 /016 W

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R 171340Z AUG 75

FM AMEMBASSY SANA

TO SECSTATE WASHDC 6171

UNCLAS SANA 2272

EO 11652: N/A

TAGS: AFSP, YE

SUBJECT: PROJECTED ADDITIONS TO RESIDENCE (FBO-13)

REF: A SANA 1678 B STATE 158695 C SANA 1891

1. FOLLOWING MANY AGONIZING HOURS AT THE NEGOTIATION TABLE THE LANDLORD OF SUBJECT PROPERTY HAS BEEN BEATEN DOWN CONSIDERABLY, BUT RPT BUT HE IS NO DUMMY AND THE LOWER ANNUAL COST WE HAVE FOUGHT FOR COMES WITH A DIFFERENT SORT OF PRICE TAG.

2. FROM DOLS 39,800 PER YEAR WE HAVE DROPPED 33 PERCENT TO DOLS 26,520 PER YEAR FOR NINE YEARS.

3. LANDLORD ASKING FOUR YEARS ADVANCE (DOLS 106,077) FROM WHICH EMBASSY WOULD DEDUCT THE COST OF CONSTRUCTION (DOLS 55,248) AND THUS KEEP CONTROL OF WHO BUILDS WHAT AND ALSO QUALITY OF WORK. OUR EXPERIENCE WITH THE CHANCERY, WHERE LANDLORD CONTRACTED FOR THE ADDITIONAL FLOOR, HAS SHOWN US THAT THIS ROUTE IS A DISASTER SINCE WE HAVE TROUBLE CONTROLLING QUALITY OF WORK, SPEED, OR NUMBER OF WORKMEN. AS AMBASSADOR WILL BE LIVING IN RESIDENCE WHEN WORK IS GOING ON AROUND HIM, WE MUST CONTROL WORK TO MINIMIZE HIS INCONVENIENCE, ALLOW HIM OPPORTUNITIES TO ENTERTAIN, ETC.

4. WHAT THIS ALL AMOUNTS TO IS THAT EMBASSY WILL HAVE TO PAY OUT DOLS 238,680, OF WHICH APPROX ONE FOURTH WILL GO INTO IMMEDIATE CONSTRUCTION TO MAKE AMBASSADOR'S RESIDENCE SUITABLE, ONE FOURTH WILL GO IMMEDIATELY INTO LANDLORD'S
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PAGE 02 SANA 02272 171359Z

POCKET, AND THE BALANCE BE PAID OUT OVER A FIVE YEAR SPAN

STARTING IN 1980 AND ENDING IN 1985.

5. IF IT IS BUREAU'S INTENT TO LOOK FOR LONG TERM PLANS IN SANA, EMBASSY FEELS THAT THIS FINAL POSITION IS FINANCIALLY THE BEST WITH THE EMBASSY GAINING WHAT WE NEED NOW (SUITABLE AMBASSADOR'S RESIDENCE) FOR A FAIRLY REASONABLE COST WHEN SPREAD OVER NINE YEARS. RENT COVERS RESIDENCE, AND FOUR OTHER APARTMENTS, NUMEROUS EMBASSY STOREROOMS, LARGE SECURE COMPOUND, SWIMMING POOL AND TENNIS COURT. MOREOVER, WE FEEL, PRICE IS BY NO MEANS OUT OF LINE WITH PRESENT SANA RENTS, WHICH WOULD IN ANY CASE CONTINUE TO RISE SHARPLY.

6. SANA WISHES TO POINT OUT THAT NO FURTHER GIVE ON PART OF LANDLORD IS LIKELY TO BE FORTH COMING. FURTHER DELAY WILL ONLY DRIVE UP THE COST OF CONSTRUCTION SINCE MATERIALS AND LABOR ARE ESCALATING HERE AT A PHENOMONAL RATE.

7. ALSO ALL POSITIVE REASONS FOR COMPLETING THIS TASK SPELLED OUT IN SANA 1678 (REFTEL A) STILL EXIST. SHOULD BUREAU CONSIDER THIS COST TOO EXCESSIVE EMBASSY WILL THEN HAVE TO TRY AND FIND OTHER WAYS TO:

A) GIVE OUR AMBASSADOR A QUALITY REPRESENTATIONAL PLACE TO LIVE AND ENTERTAIN,

B) IN 1980 BE FACED WITH THE POSSIBILITY OF LOSING SEVENTY-FIVE PERCENT OF THE CHANCERY/RESIDENCE GROUNDS OR HAVE TO FACE UPTO EVEN HIGHER COSTS FOR ANY RENEWAL,

C) AND BE SADDLED WITH THE COST OF HAVING TO RE-LOCATE AT LEAST THREE FAMILIES TO OTHER HOUSING.

RANSOM

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